

Crane & Co



Price Guide

£1,250,000 - £1,400,000

West Lodge, Lower Dicker, East Sussex BN27 4AT

 4 Bedroom  2 Bathroom  2 Reception

 01323 440678

 sales@craneandco.co.uk

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Freehold

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Situated down a private lane, approached by the driveway taking you past the garages and pond, you can glance over the nearly 4.26 acre hidden oasis. West Lodge, under the current ownership, has been refurbished and sympathetically styled keeping the charm and history and is currently operating a unique B&B. It was built in 1952 on the site of the Old Dicker Pottery that dates back to the 1800's, famed for its varied earthenware, and founded by the late Uriah Clark. The large rooms flow effortlessly throughout, creating the perfect home. The kitchen/dining room with double doors to the living room enjoys views over the garden beyond, making this room a real hub. A further formal dining room and large utility on the ground floor all seamlessly merge. The 4 double bedrooms sit on the first floor with the master having an en-suite, while the jack 'n' jill bathroom doubles up as the family bathroom or a second en-suite. Mature trees give a wonderful leafy backdrop as you step out to the formal lawns, orchard, covered swimming pool and paddocks beyond with stables and hard standing - all providing the perfect setting for a wonderful family life.

There is current planning permission WD/2023/0540/F for a new single storey two bedroom detached dwelling and lapsed planning permission WD/2014/1046/F for converting the existing garage/workshop to a single storey annexe for holiday letting.

This is an exceptional opportunity to purchase this lovely home and smallholding....

Room Sizes

Entrance Hall
Kitchen/Dining Room - 25' 9" x 12' 11"
Utility Room - 16' 7" x 5' 8"
Cloakroom
Living Room - 23' 6" x 13' 0"
Family Room - 17' 3" x 11' 10"
Landing
Bedroom 1 - 12' 8" x 11' 9"
En-suite Shower Room
Bedroom 2 - 11' 10" x 11' 2"
Bedroom 3 - 12' 5" x 11' 10"
Bedroom 4 - 11' 10" x 11' 4"
Jack N Jill Family Bathroom
Outside
2 Garages & Workshop
Double Garage
Covered Swimming Pool
2 Mobile Stables
Grounds

Main Features

- Fantastic Country Lane Location
- Detached
- Huge Potential
- Stables & Outbuildings
- Covered Swimming Pool
- 4.26 Acres
- Private Lane Location



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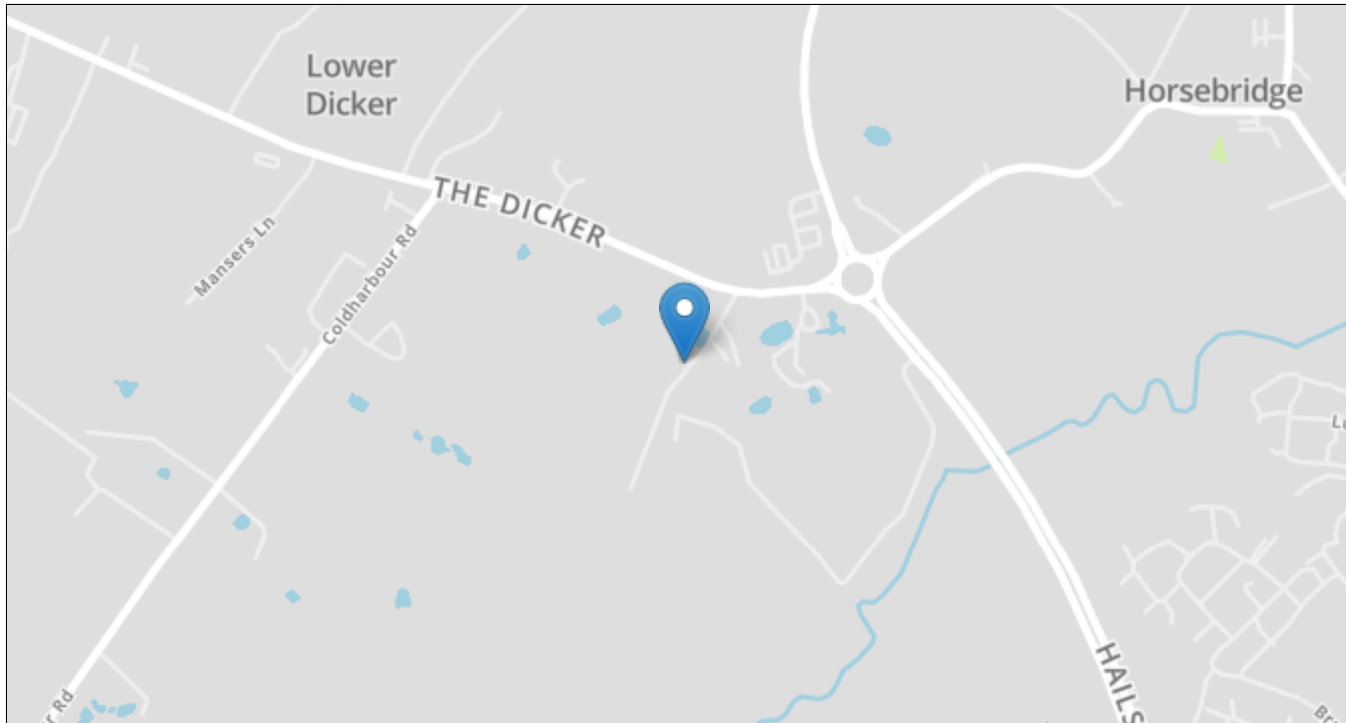
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